

# Upper Kinraig Street,

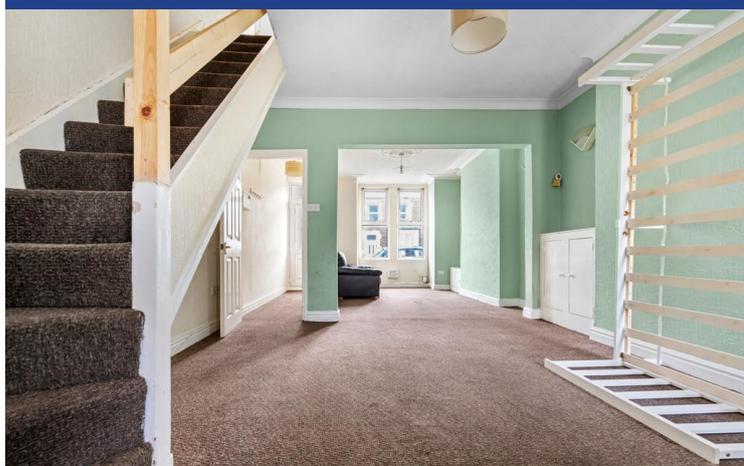
## Roath, Cardiff, CF24 3HB



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£225,000**



### Mid-Terraced House

2

1

1

1

# Property Description

**\*\*TRADITIONAL MID-TERRACED HOUSE\* NO CHAIN\*\*** MGY are pleased to offer for sale a spacious two bedroom mid-terraced house, situated within the popular Roath area. Walking distance to Cardiff City Centre, and local amenities. The accommodation briefly comprises of entrance hall, lounge/diner, kitchen, two double bedrooms, bathroom, and low maintenance rear garden. The property further benefits from original features, gas central heating and double glazing. No chain. Viewing highly recommended.

Tenure Freehold

Council Tax Band D

Floor Area Approx 711 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE

Entered via front courtyard and uPVC door leading to entrance hall. Carpeted flooring. Wall mounted radiator. Door leading to living room and dining room. Stairway to first floor.

## LOUNGE/DINER

22' 11" x 12' 4" (7.00m x 3.78max)  
Double glazed uPVC windows to front. Carpeted flooring. Two wall mounted radiators. Ceiling rose and coving. Built in storage cupboards. TV Aerial point. Telephone point. PowerPoints. Door leading to kitchen.

## KITCHEN

11' 11" x 7' 10" (3.64m x 2.39m)  
Fitted with a range of base and eye level units across two walls incorporating stainless steel double sink and drainer with hot and cold taps over. Complementary rounded work surfaces. Integrated electric oven and four ring electric hob with extractor hood above. Space for fridge/freezer. Plumbing for washing machine. Vinyl flooring, partly tiled walls and splash backs. Double glazed window to side aspect. Wall mounted radiator. Pendant light. PowerPoints.

## BATHROOM

7' 6" x 6' 1" (2.30max x 1.86m)  
Double glazed obscured glass window to rear aspect. Vinyl flooring. Party tiled walls. Panelled bath, with shower fixture over. Pedestal wash hand basin, with hot and cold tap. W.C. Chrome fittings. Wall mounted radiator.

## FIRST FLOOR

### BEDROOM ONE

12' 8" x 9' 9" (3.88m x 2.99m)  
Double glazed uPVC windows to front. Double bedroom. Built in sliding door wardrobe. Wall mounted radiator. PowerPoints.

### BEDROOM TWO

10' 1" x 9' 5" (3.09m x 2.89max)  
Double glazed uPVC windows to rear. Double bedroom. Storage cupboard, housing boiler. Wall mounted radiator. PowerPoints.

## OUTSIDE

Low maintenance rear garden. Paved, with stone wall surround. Side access from the kitchen.

## TENURE

MGY are advised that the property is FREEHOLD.

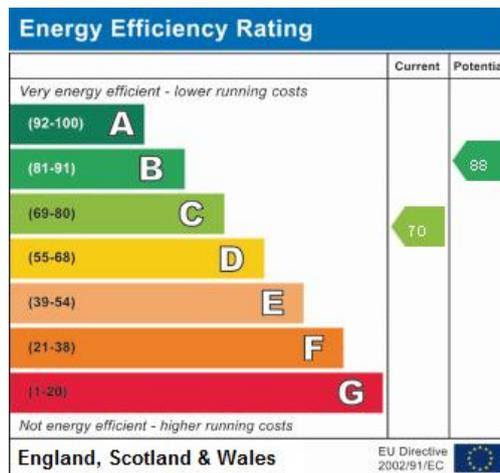
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